



31 Picadilly St, Oakleigh South



Exquisite Architecturally Designed Residence

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Now Available for Purchase Off the Plan! Construction will commence soon.

Maximise Stamp Duty Savings

This luxurious home is set for completion in Late 2025. Seize the opportunity to buy off the plan and benefit from significant stamp duty savings and a comprehensive building warranty.

For Stamp Duty Savings:

- Consult your conveyancer or solicitor
- Contact the State Revenue Office

For More Information:

Learn about the new temporary off-the-plan land transfer (stamp) duty concession [here](#).

The floor plans are exceptional, with smart designs featuring master bedrooms on both the ground and upper floors of each residence.

Perfect Location:

Superbly positioned in Oakleigh South's blue-chip quarter, the property is ideally located on a quiet Street, offering a peaceful and tranquil setting, far from the hustle and bustle of Main roads, Freeways, or Power lines. Enjoy privacy and serenity in this quiet, undisturbed location.

4 3 2

Price

EXPRESSION OF INTEREST (EOI)

Property Type

Residential

Property ID

4150

Agent Details

Las Widanage - 0429 115 115

Alexandra Visic - 0403 918 507

Office Details

Australian National Real Estate
207 Warrigal Rd Hughesdale VIC
3166 Australia
03 9570 2585



Premium Inclusions:

- European Oak floorboards throughout the main living areas and staircase
- Elegant stone benchtops in the kitchen, bathrooms, ensuite, powder room, and laundry
- Floor-to-ceiling porcelain tiles in bathrooms and ensuites
- High-end BOSCH appliances: rangehood, cooktop, oven, and dishwasher
- State-of-the-art CCTV system with 6 cameras
- 6-Star Energy Rating and 3000L water tank
- Smart digital front entry lock
- Internal access to a double garage

Exclusive Optional Upgrades to Elevate Your Home:

- **Elegant Fireplaces** in the living room and master bedroom for added warmth and charm.
- **Skylights** throughout the home, flooding each room with abundant natural light.
- **Luxurious Herringbone Flooring**, adding timeless elegance and character to every space.

Transform your home with these stunning upgrades!

Thoughtfully Designed 4-Bedroom, 3.5-Bathroom + Study Home:

This residence features an open-plan living and dining area, enhanced by premium fixtures and finishes. The chef's kitchen showcases stunning stone surfaces, an island bench, and an elegant linear pendant light, creating a focal point for the home.

Impeccable Craftsmanship:

Designed to the highest standards, this home combines timeless quality with sophisticated design elements. Custom joinery, high-end finishes, and beautifully landscaped gardens add to the home's elegance, offering a seamless blend of beauty, functionality, and natural light.

Prime Location:

Enjoy the convenience of being just minutes from top schools, Chadstone Shopping Centre, Oakleigh train station, and the Monash Freeway. This exceptional residence is also zoned for Oakleigh South Primary School, with easy access to The Links Shopping Centre, Huntingdale Station, and Oakleigh Mall.

The location offers a vibrant lifestyle, perfect for those seeking luxury living in a sought-after area.

For more information or to register your interest, please contact:

Las Widanage – 0429 115 115 or **Alexandra Visic** – 0403 918 507

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